



## CITY OF WARWICK

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**FRANK J. PICOZZI, MAYOR**

**City of Warwick  
Planning Board Meeting  
Minutes  
November 10, 2021**

**Members Present:** Benny Bergantino  
Steve Catalano, (excused himself @ 7:30)  
Ashley Cullion  
Kevin Flynn  
Cynthia Gerlach  
Michael Penta  
Linda Polselli

**Members Absent:** Philip Slocum

**Also in Attendance:** Thomas Kravitz, Planning Director/Administrative Officer  
David Petrarca, Solicitor

Chairperson Gerlach called the meeting to order at 6:00 p.m.

The October 2021 meeting minutes were presented for review and approval. A motion was made by Mr. Bergantino, seconded by Mr. Catalano, to approve the October 2021 Planning Board minutes. All in favor; none opposed.

**A.** For discussion, consideration but no action: Pre-application meeting, Major Land Development, Metro One Development, Location: Metro Center Blvd and Kilvert Street Assessor's Plat: 278 Assessor's Lots: 0145 and 0147 Applicant: Emily Mitchel, A.R. Building Company, Inc., 310 Seven Fields Blvd., Suite 350, Seven Fields, PA Zoned: GI-General Industrial Area: 21.79 acres Ward: 3 Engineer: DiPrete Engineering, Inc.

Mr. John Bolton, ESQ, Hinckley Allen, Snyder, LLP; and Mr. Brandon Carr, PE, DiPrete Engineering; represented the Applicant in his request for a second pre-application meeting with the Planning Board to informally discuss a major land development, 240-unit residential development project containing 365 total parking spaces located at 0 Metro Center Blvd. which is a corner lot with Kilvert Street; specifically relative to the Comprehensive Plan Amendment to allow for a rezone of the property to Gateway, bringing the property and surrounding area into the City Centre District. The developer noted that they were committed to infrastructure improvements.

The Board members noted concerns relative to the number of units as it relates to parking, specifics to consistency with the Comprehensive Plan, and benefit to the City. Public comments noted, but were not limited to: adequate fire access, protection of the wetland stating that it appeared to be in the proximity of a “kettle pond”, pedestrian access, traffic impact, tree protection, rooftop solar, and vehicular rotation.

**B.** For discussion, consideration, and or action: Amendments to comprehensive plan and zoning ordinance regarding photovoltaic solar arrays (solar energy systems) and energy storage facilities.

Planning Staff presented the “draft” solar ordinance to the Board, noting suitable sites for solar arrays with performance standards, special-use permits for brownfield sites, and rooftop/parking lot solar. Public comments noted, but were not limited to: open space preservation, old growth trees, landscaping, and environmental/avian impacts.

Director’s report presented.

Mr. Bergantino, seconded by Mr. Flynn, made a motion to adjourn at 7:47 pm. All in favor, none opposed.